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## Mold Remediation Suggestions Responsible Solutions to Mold Coalition

The following recommendations are offered to both residential and commercial building owners who have already experienced mold and moisture related problems. They are by no means exhaustive but they should be helpful as you embark on a remediation project.

1. It is essential for you and/or your contractor to find out where the unwanted moisture is coming from. Moisture can come from a myriad of sources but may become evident far from the original source of the problem. For example, moisture may travel along pipes but ultimately drip onto the floor many yards from where the moisture entered the structure.
2. Once the source of the leak has been found, make sure that it is stopped permanently. Leaky pipes or plumbing fixtures need to be repaired or replaced by a trained professional. If moisture is entering through the foundation, check the grading around your home or building to make sure that it slopes away from the structure. If moisture is entering through leaky doors, windows or chimneys, check to make sure that the flashing was installed properly and has not deteriorated with age. You'll want to take steps to keep moisture out permanently because not only does it cause mold, but it leads to the premature deterioration of your home or building.
3. The rule of thumb is that any mold outbreak smaller than ten square feet can be cleaned by a homeowner or regular building maintenance staff without requiring evacuation of the affected space. Use a N95 disposable respirator available at hardware stores or home improvement centers. Detergent and warm water should be used to vigorously scrub the affected area. Gloves should be worn and they, along with sponges, should be bagged and disposed of. After the area has completely dried, repaint with latex paint since it breathes and will allow for the dispersion of any residual moisture.
4. Larger areas, up to 30 square feet, may also be cleaned by homeowners or regular building maintenance staff but additional precautions should be taken. Work areas should be unoccupied and it is recommended although not mandatory that people in adjacent rooms should also leave the building. The work area should be isolated with a plastic sheet and sealed with tape before remediation, in order to contain dust/debris. The area should be cleaned with a mop or damp cloth using warm water and a detergent solution. After cleaning the entire area it should be vacuumed using a High-Efficiency Particulate Air (HEPA) Filter vacuum to collect any residue. The vacuum bag should be sealed in a plastic bag and disposed of.
5. The remediation of areas larger than 30 square feet should be supervised by a health and safety professional with experience performing microbial investigations.
6. For more information on mold remediation, please visit the website of the New York City Department of Health and Mental Hygiene.  
<http://www.nyc.gov/html/doh/html/epi/moldrpt1.shtml>